

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

SPECIAL MEETING

September 24, 2014

The meeting was called to order at 1:30 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Mike Linder and Ms. Julie Oyster. Mr. Gary Leasure had an excused absence. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Capt. Jeff Pearson, Police; Lt. Tammy Greene, JTF Inspector; Sgt. Rick Butsko; Sgt. Eric Scott; Cindi Fitzpatrick, Service Superintendent; Laura Lanese, Councilwoman; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council and Molly Frasher, Secretary.

Chair Holt noted a quorum was present.

Item #1 – Grove City Library – Preliminary Development Plan

(Project ID# 201409190052)

The applicant is requesting approval of a preliminary development plan for the new Grove City Library to be located at the northwest corner of Broadway and Grant Avenue. The proposed building will replace the existing facility on Park Street. Plans also show the realignment of Columbus Street west of Broadway.

The realigned Columbus Street will provide entrance to the 1.87 acre site from Broadway, with two additional cuts on Grant Avenue to access the rear parking area. A total of 93 parking spaces are proposed with the development, primarily on-site in the rear of the lot; however additional parking is also proposed along Grant Avenue and the extension of Columbus Street.

Ms. Shields stated that staff felt the proposed development was designed to fit with existing development in the area including connections to the Mill Street Market as well as by providing parking access across the street from existing public parking lots to create more parking in the Town Center. She further stated that staff felt the proposed PUD is appropriate for the area as it will set standards to allow for a flexible site design, to create a development appropriate and in character with the Town Center and existing area development. The Development Department recommended Planning Commission make a recommendation of approval to City Council for the application as submitted.

Jim Russell, representative for the applicant, was present to speak to the item. He stated they were looking forward to working with the City, the library and adjacent property owners on a design and layout that can meet expectations and allow for future connectivity to Beulah Park. As part of the preliminary plan, they're showing the initial connection for the library; as they move forward they will have more specific plans for some of the adjacencies that will be included as well. Chair Holt asked if Mr. Russell was planning to request rezoning. Mr. Russell stated that they would be asking for rezoning to a planned district (PUD-C) and to address all of those items.

Chair Holt questioned Mr. Russell about the library board meeting on October 14th, where they will discuss and vote on the two options for the library. One being Mill Street and the other, an expansion of the existing library on Park Street. If not approved, this application would die. We would then get a new application from the City or library board where they currently exist. This plan is preliminary and is to keep it moving in-light of the board vote.

Chair Holt stated this preliminary plan called for 93 parking spaces; he asked Ms. Shields how many were required. Ms. Shields stated that this property was located in the CBD; which are not required to have any parking on their sites. These plans do show 86 parking spaces on site, but it is also adjacent to the publicly-owned lot to the south. She stated that between the two parking areas, staff felt the proposed parking will be appropriate. Mr. Russell stated the drawings meet the current expectations for this site. The final plan will show other parking in the area.

Chair Holt asked about Columbus Street's future connections to Beulah Park. Mr. Russell stated the connection would run to the north and curve back west. It may modify some of the ingress/egress of the library site. Mr. Russell is trying to show all possible versions of the extension street to the library to show them how they will maintain the library parking

requirements in the future, as the City advances other discussions of potential connections. Chair Holt stated the library will be in the historical preservation area, so the exterior design, which will come with the final development plan, will reflect that. Mr. Russell agreed.

Ms. Oyster asked if Columbus Street would basically dead end into the library parking lot; Mr. Russell stated it would. She then asked what alternatives have been discussed on connecting the road to Beulah. Mr. Russell stated the library won't move, just the road. They're making sure that footprint will work for the library as well as meet some other direction that the City has indicated the connections will go. The proposed library, as it is proposed today, will fit in the site and still allow for the future connectivity to Beulah. This plan is just advancing the library portion of that. As part of the final development plan, Mr. Russell stated they will show those connections on what could happen outside of the library parcel; however the building configuration won't change in those scenarios.

Chair Holt asked for comments from the public. There were none. Representatives from the Police and Fire Departments had no comments.

Being no further questions or comments, Mr. Linder motioned to recommend the approval of the preliminary development plan as submitted; Mr. Boso seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:43 p.m.

Molly Frasher, Secretary

Marv Holt, Chair